

Stevenson & Johnstone

solicitors and estate agents

FAIRWAYS Whitaside Langholm



Exceptional detached dwellinghouse in elevated location with excellent outlook over the town and surrounding countryside. The property is in immaculate order and offers flexible accommodation and modern conveniences including large living area at first floor level with balcony to the front.

Price Region £315,000.00

Features

Entrance Vestibule. Hallway. Lounge/Dining Area. Bathroom. Kitchen. Utility. 3/4 Double Bedrooms. 4th Bedroom/2nd Lounge. Shower Room. Box Room. Double Garage. Gas Central Heating. Full Double Glazing. Terraced Garden Ground.

Property Shop
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Entrance Vestibule:-

Wrought iron glazed panelled door to vestibule. Step up to hallway.

Hallway: 23' 3" x 10' 2" overall (7.10 x 3.10)

Spacious hallway. 2 large storage cupboards. Double glazed window to front. Open plan staircase to 1st floor landing. Wood/glass panelled doors to all rooms.

Living Room: 18' 6" x 15' 6" (5.65 x 4.70)

Lakeland slate fireplace with display area and divider between dining area. Living flame gas fire. Large picture window to front with panoramic views over the town and surrounding hills. Two further windows to the sides provide more spectacular elevated views. Radiator. T.V. point. Wall lights. Centre light. Door to hallway.

Dining Area: 13' 6" x 10' 6" (4.10 x 3.20)

Window to side elevation. Radiator. Wall lights. Centre light. Door to hallway.

Kitchen: 16' 3" x 10' 6" (4.95 x 3.20)

Fitted floor and wall units. Breakfast bar with units below. One and half composite sink and drainer. Radiator. 2 windows to side. Tiled splashbacks. Electric hob. Eyelevel double oven. Cooker hood. Extractor fan. Dishwasher. Wood panelling to ceiling. Spot lights. Telephone point. Painted wood panelling to part walls. Door to utility room.

Utility Room: 10' 3" x 6' 9" (3.15 x 2.05)

Floor and wall units. Washing machine. Tumble dryer. Stainless steel sink and drainer. Part tiles to walls. Wall mounted Worcester combi gas boiler. Glass panelled door to patio.

Bathroom:-

Champagne coloured suite. Wash hand basin. W.C. Bath. Chrome ladder style radiator. Separate shower cubicle with mains powered shower system. Full tiles to walls. Extractor fan. Spot lights to ceiling. Electric shaver point. Obscure window to rear.

Bedroom 1: 16' 3" x 13' (4.95 x 3.95)

Picture window to front overlooking town and hills. Built-in double wardrobes and top box storage to one wall. Dressing table and units to match. T.V. socket.

Bedroom 2: 14' 1" x 10' (4.30 x 3.05)

Double bedroom. Window to rear garden. Radiator.

First Floor Landing:-

Open plan staircase leads to landing with decorative wall panelling.

Box Room:-

Very useful room with shelves and storage cupboards. Access to loft space. Door to under eaves storage.

Bedroom 3: 17' 6" x 12' (5.35 x 3.65)

Double bedroom. Fitted wardrobes to one wall with sliding mirrored



doors. Windows to side and rear garden. Radiator. Down lights and centre light to ceiling

Shower Room:-

Wash hand basin set in vanity unit with drawers and cupboards below and lighting above. W.C. Corner shower unit with mains powered shower system. Full tiles to walls. Panelled ceiling. Window to rear. White ladder radiator.

2nd Lounge/4th Bedroom: 24' x 16' (7.30 x 4.85)

Large and luxurious room with double glazed sliding doors and side panels leading onto a spacious front balcony which boasts spectacular panoramic views of Langholm and the hills and valleys beyond. Wood panelling to ceiling. Inset spot lights. Wall lights. T.V. socket. Telephone and Broadband connection. Radiator.

Outside:-

Block paved driveway leads to double integral garages with two up and over doors. Paved pathway winds its way up through a well laid out and maintained tiered garden of gravelled shrub beds and raised flower beds to the front entrance door. Wrought iron gates to either side of property. Storage shed and bin store to one side. Paved pathway leads around the rear of the property. Paved patio area to the far side with steps leading up to a lawn and drying area edged with mature shrubs and flowers. Wooden picket gate leads out to the golf course.



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General

Address:

FAIRWAYS
Whitaside
Langholm
Dumfries & Galloway
DG13 0JS

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

All curtains, carpets and light fitting throughout the property are included in the sale price together with the oven, hob, cooker hood and dishwasher in the kitchen. The washing machine and tumble dryer in the utility room are available under separate negotiation.

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

£315,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Directions:

From Carlisle take the A7 North and follow the signs for Langholm. Continue through Langholm and just before the Kilngreen carpark turn right up the hill. Continue on this road, turning left up the hill at the sign for the golf course. Follow this road past the entrance to the golf course and Fairways is the fourth property on the left.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.